102.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,600 / 729,600
					USE VALUE:	729,600 / 729,600
					ASSESSED:	729,600 / 729,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERMA SUDHIR
Owner 2:	SETYA REA
Owner 3:	
Street 1:	49 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONOHUE DANIEL W -
Owner 2:	DONOHUE GRETCHEN M -
Street 1:	49 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7265.000	283,000		446,600	729,600
Total Card	0.167	283,000		446,600	729,600
Total Parcel	0.167	283,000		446,600	729,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.22 /Parcel: 422.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65761

GIS Ref

GIS Ref

Insp Date 05/17/17

!8153!

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,000	0	7,265.	446,600	729,600		Year end	12/23/2021
2021	101	FV	273,800	0	7,265.	446,600	720,400		Year End Roll	12/10/2020
2020	101	FV	273,800	0	7,265.	446,600	720,400	720,400	Year End Roll	12/18/2019
2019	101	FV	226,800	0	7,265.	452,900	679,700	679,700	Year End Roll	1/3/2019
2018	101	FV	226,800	0	7,265.	338,100	564,900	564,900	Year End Roll	12/20/2017
2017	101	FV	212,800	0	7,265.	306,200	519,000	519,000	Year End Roll	1/3/2017
2016	101	FV	212,800	0	7,265.	293,500	506,300	506,300	Year End	1/4/2016
2015	101	FV	199,300	0	7,265.	248,800	448,100	448,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:49:36

LAST REV

Date	Time
11/06/18	10:00:07
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8153

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOHUE DANIEL	69359-554		5/31/2017		690,000	No	No		
MCLAUGHLIN JAME	53082-110		6/26/2009		418,000	No	No		
BREAULT DERMOTT	25322-356		7/28/1995		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	65761
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2018	1412	Insulate	4,375	C				
9/20/2017	1231	Re-Roof	6,200	C				
10/27/2011	1369	Redo Bat	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2018	SQ Returned	MM	Mary M
5/17/2017	Measured	DGM	D Mann
5/2/2012	Info Fm Prmt	MM	Mary M
3/18/2009	Inspected	372	PATRIOT
1/6/2009	Measured	372	PATRIOT
11/23/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7265		Sq. Ft.	Site		0	70.	0.88	5									446,563						446,600	

Total AC/HA:	0.16678	Total SF/SM:	7265	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	446,563	Spl Credit		Total:	446,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	96250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347711
Depreciation:	64674
Depreciated Total:	283037

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

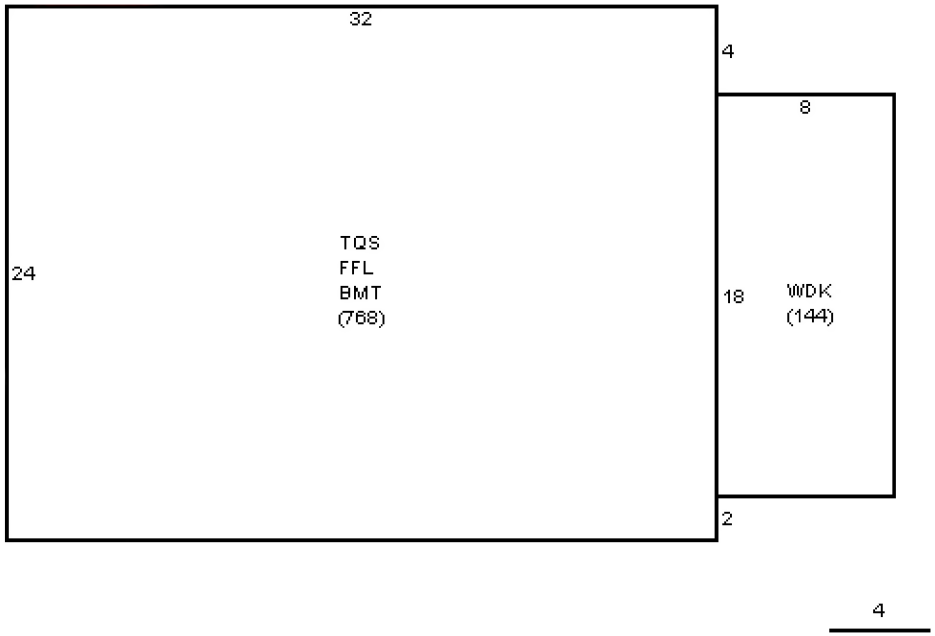
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	65.150	50,034
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
WDK	Deck	144	12.940	1,864
	Net Sketched Area:	2,256	Total:	251,462
Size Ad	1344	Gross Area	2448	FinArea 1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	125.44
Final Total:	283000	Val/Su SzAd	210.57

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2007	0.00	T	9.6	101						

More: N | Total Yard Items: | Total Special Featues: | Total: